
Chapter 5 LONG-TERM IMPLICATIONS

5.1 GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the State CEQA Guidelines requires that this section discuss the ways in which the proposed project could foster economic, population, or housing growth, either directly or indirectly, in the surrounding environment. Growth-inducing impacts are caused by those characteristics of a project that tend to foster or encourage population and/or economic growth. Inducements to growth include the generation of construction and permanent employment opportunities in the service sector of the economy. A project could also induce growth by lowering or removing barriers to growth or by creating an amenity that attracts new population or economic activity. According to the Section 6.0 of the General Plan EIR (City 1995), incorporated herein by reference, implementation of the General Plan would induce growth, particularly in the associated removal of impediments to growth (e.g., provision of new access to an area) and increased potential for economic expansion. The following activities have the potential to result in growth inducement:

- Extension of public facilities, such as roads, electrical lines, gas lines, sewers, and water
- Generation of employment opportunities, including short-term, construction employment opportunities
- Development of additional housing supply

A project's growth-inducing potential does not automatically result in growth, whether it is a portion of growth or actually exceeds projected levels of growth. Growth at the local level is fundamentally controlled by the land use policies of local municipalities or counties, which are determined by the local politics in each jurisdiction.

5.1.1 Extension of Public Facilities

The project would require extension of sewer, water, gas, and electrical lines. These facilities would be developed to serve the project site. They would not result in the extension of services to undeveloped areas other than the proposed project. In addition project-related extensions of public facilities have generally been anticipated by the General Plan EIR, and in any case would be provided by the Applicant. Since the visitor-serving commercial and residential components proposed under the proposed project are designed to be compatible with the existing zoning and General Plan land use designations for the project site, no

growth-inducing impacts due to extension of public facilities would result. Service from public facilities would not be beyond the levels envisioned by the City Department of Public Works or the respective service providers, who typically base demand projections on General Plans and also continually update projects as development occurs.

Roadway extensions, particularly freeways, are often considered to induce growth because the provision of vehicular access to a previously inaccessible site can facilitate development. The extension of Pacific View Avenue through the project site would be consistent with proposed improvements in the City's General Plan Circulation Element (refer to Figure CE-3, Potential for 2010 Circulation Plan of Arterial Highways), as well as Precise Plan Street Alignment No. 88-1 (refer to Section 2.2.3 of the Project Description), and would not provide or improve access to an undeveloped parcel for which development or redevelopment has not previously been evaluated and/or approved by the City. Because the extension of Pacific View Avenue across the project site would not provide access to previously undeveloped parcels other than the project site and would not induce or facilitate development other than the project, no significant growth-inducing impact would occur as a result of this extension.

5.1.2 Employment Generation

The visitor-serving commercial component of the proposed project consists of the construction of a 400-room hotel and up to 240,000 sf of commercial uses. Development of the proposed project would generate short-term, construction-related employment opportunities. These opportunities would occur over the six-year duration of the construction period. Given the supply of construction workers in the local work force, it is likely that these workers would come from within the Orange County area, and no in-migration of workers would be anticipated. Due to the nature of construction activities, the employment opportunities resulting from project construction would not be considered permanent. However, due to the size of the site and the number of employment opportunities that would be created, in addition to the duration of construction, these construction employment opportunities would be considered growth-inducing.

Impact P-1 under the discussion of Population and Housing (Section 3.11) discusses the effects on employment from the proposed project. Operation of the visitor-serving commercial component would generate long-term employment opportunities associated with the new retail uses and 400-room hotel. A total of 601 new jobs would be created by the proposed project. Employment generation would not exceed those levels already anticipated and discussed in the General Plan and Downtown Specific Plan. The project would implement the General Plan and Downtown Specific Plan and therefore serve as the catalyst to create new jobs in the area. Due to the number of long-term employment opportunities that would be created, the project would be considered growth-inducing with respect to employment.

5.1.3 Additional Housing Supply

The residential component of the proposed project consists of 516 condominium homes. Although the provision of 516 new condominium homes would increase the housing supply in the City and could increase the population in the City, the zoning under the Downtown Specific Plan for the 17.2-net acre residential component of the project site allows development of up to 30 units per net acre, and the proposed project is consistent with this intensity. Housing supply would be consistent with those levels already anticipated and discussed in the General Plan and Downtown Specific Plan. The project would implement the General Plan and Downtown Specific Plan and therefore serve as the catalyst to create new housing in the area. The project would include affordable housing on site as part of the 516 units and finance-affordable housing off site to meet redevelopment agency requirements; due to the number of new housing units that would be created, the project would be considered growth-inducing with respect to housing.

5.2 SIGNIFICANT, IRREVERSIBLE, ENVIRONMENTAL CHANGES

Section 15126.2(c) of the State CEQA Guidelines requires a discussion of any significant irreversible environmental changes that the proposed project would cause. Specifically, Section 15126.2(c) states:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts, and particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified. Section 15126.3(c).

The construction and implementation of the proposed project will entail the commitment of energy, human resources, and building materials. This commitment of energy, personnel, and building materials will be commensurate with that of other projects of similar magnitude, and none of these commodities are in short supply. Manpower would also be committed for the construction of buildings and public facilities necessary to support the new development.

Ongoing maintenance and operation of the project will entail a further commitment of energy resources in the form of natural gas, electricity, and water resources. Long-term impacts would also result from an increase in vehicular traffic, and the associated air pollutant and noise emissions. This commitment of energy resources will be a long-term obligation in view of the fact that, practically speaking, it is impossible to return the land to its original condition once it has been developed. However, as established in Section 3.5 (Energy and Mineral Resources), the impacts of increased energy usage are not considered significant adverse environmental impacts.

In summary, implementation of the proposed project would involve the following irreversible environmental changes to existing on-site natural resources:

- Commitment of energy and water resources as a result of the operation and maintenance of the proposed development
- Alteration of the existing topographic character of the site

5.3 SIGNIFICANT, UNAVOIDABLE IMPACTS

According to the CEQA Guidelines Section 15126.2(b),

Significant Environmental Effects Which Cannot Be Avoided if the Proposed Project is Implemented. Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

Environmental impacts associated with implementation of a project may not always be mitigated to a level considered less than significant. In such cases, a Statement of Overriding Considerations must be prepared prior to approval of the project, and in accordance with CEQA Guidelines Sections 15091 and 15093. Because implementation of the proposed project would create significant, unavoidable impacts, as further described, a Statement of Overriding Considerations is required to describe the specific reasons for approving the project, based on information contained within the Final EIR, as well as any other information in the public record.

The following are significant, unavoidable adverse impacts that would result from project implementation. A detailed discussion of each of the impacts can be found in Section 3 (Environmental Impact Analysis) of this document.

- Air Quality
 - › AQ-1 Peak construction activities associated with the proposed project could generate emissions that exceed SCAQMD thresholds.
 - › AQ-2 Daily operation of the project would generate emissions that exceed SCAQMD thresholds.
- Transportation
 - › TR-1 Under Year 2008 conditions, implementation of the proposed project would significantly affect the operating conditions of the intersection of PCH at Warner Avenue and PCH by increasing traffic volume.